

PREPARED BY AND RETURN TO:
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd, Suite A
Dunedin, FL 34698

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ARLINGTON ST. PETE**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on the day of December 5th, 2023 by an affirmative vote of not less than two-thirds (2/3) of the voting interests of the membership present in person or by proxy at a duly noticed meeting where a quorum was present, the Declaration of Covenants, Conditions and Restrictions for Arlington St. Pete, originally recorded in O.R. Book 18805, Page 2651, et seq., in the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Covenants, Conditions and Restrictions for Arlington St. Pete is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Covenants, Conditions and Restrictions Amendments to the Declaration of for Arlington St. Pete".

IN WITNESS WHEREOF, Arlington St. Pete Townhomes Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 20 day of February, 2024.

ARLINGTON ST. PETE TOWNHOMES
ASSOCIATION, INC.

(Corporate Seal)

By: AR Corley, President

ATTEST:

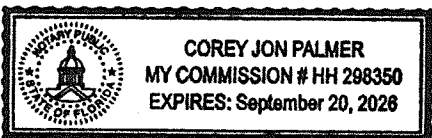
Angela Corley
Printed Name

Lisa Abbuzia, Secretary

LISA Abbuzia
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 20 day of February, 2024, personally appeared before me Angela Corley, as President, and Lisa Abbuzia, as Secretary of Arlington St. Pete Townhomes Association, Inc., who are personally known to me or who have produced _____ as identification and who did take an oath.



Corey Palmer
NOTARY PUBLIC

EXHIBIT "A"
SCHEDULE OF AMENDMENTS
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ARLINGTON ST. PETE

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~

1. Article IV, Covenants for Maintenance Assessment, Section 4.6, Maintenance, of the Declaration of Covenants, Conditions, and Restrictions, shall be amended to read as follows:

4.6 Maintenance. The maintenance of the Unit shall be the primary responsibility of the Lot Owner. However, the Association shall have certain responsibilities relating to exterior maintenance as follows: The Association shall be responsible for annually cleaning the fascia, eaves, window and door returns, and exterior walls of the Units, including small stucco and caulking cracking or shrinkage being identified and corrected while performing annual cleaning except that the Association shall not be responsible for cleaning any fascia, eaves, window and door returns, or exterior walls located within any screened enclosure. ~~All exterior window cleaning is the responsibility of the Lot Owner.~~ The Association shall be responsible for pressure washing the concrete walks and driveways on Lots once per year. The Association shall own and maintain the irrigation system serving the Lots and shall be solely responsible for landscape maintenance, lawn fertilization and maintenance along with exterior pest control on Lots. The Association shall be responsible for preventative treatment of subterranean termites, including tenting of buildings if determined to be necessary by a pest-control vendor. The cost of such treatments shall be assessed to the Owner(s) of the affected buildings as an Individual Assessment, and shall be collectable in the same manner as any other assessment contemplated by this Declaration. The Association shall be responsible for periodic repainting of the exterior of the building and shall establish a maintenance schedule to ensure that every building is painted at least once every seven (7) years. The Association shall maintain gutters and downspouts on a periodic basis. The Association shall also be responsible for all exterior window cleaning at the Board's discretion, at least annually. The Lot Owner shall be solely responsible for all other maintenance and repair and replacements of improvements to the Lot. The Lot Owner's responsibilities include but are not limited to, maintenance, repair and replacement of all screen enclosures; annual cleaning of fascia, eaves, window and door returns, and exterior walls located within any screened enclosure; maintenance, repair and replacement of concrete walks and driveways (other than Association's annual pressure washing) located on a Lot or on any right of way abutting any Lot; maintenance, repair and replacement of eaves, fascia, window and door returns, windows, skylights, vents, doors, patios, air conditioning equipment, exterior lighting, and all interior elements of any Unit built on a Lot. The Lot Owner shall be responsible for conducting an annual inspection of the Unit's sprinkler system by a fire maintenance company, and shall provide a copy of the inspection report to the Association upon completion of the inspection.